



# Department of Planning, Housing, & Community Development

**Mayor, Matthew T. Ryan**  
*Director, Tarik Abdelazim*

**Date:** 22 April 2013  
**To:** Commission on Architecture & Urban Design Members  
**Subject:** **7 Alice Street – Determination of Significance (Demo)**  
**Tax ID:** 160.28-1-6  
**Case:** CAUD 2013-11  
**Copies:** T. Costello; S. Campbell; file

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## **A. Review Requested**

On 1 April 2013, the contractor for the property owner submitted a Determination of Significance application for the property located at 7 Alice Street, for the purpose of demolishing the building. Sarah Campbell is representing the property owner. The building has been determined to be more than forty (40) years, and a Determination of No Historical Significance must be issued by the Commission on Architecture and Urban Design (CAUD) before a demolition permit may be issued.

## **B. Proposal**

The property owner has proposed to demolish the existing building. No plans have been presented for use of the site after demolition.

The subject parcel is part of a collection of parcels approved for use as a Transfer Station/Redemption Center and Junkyard; the use was approved in November 2012. The demolition of this building would trigger a site plan modification review by the Planning Commission. No application for a site plan modification has been received at this time.

## **C. Property History and Condition**

<b>Year of Construction</b>	1912
<b>Land Use</b>	Warehouse/distribution center
<b>Significance</b>	The building is a long, single-story brick building. It is of a simple design, with a decorative parapet wall on the front façade above a heavy wooden cornice. The building has a central front door, with windows on either side. There are evenly spaced window openings along the sides of the building, although these have been boarded up. The exterior of the building appears to be in good condition.

The building was constructed 1912. It was constructed for use as the local warehouse for the National Biscuit Company (which is now known as Nabisco). It appears to have been used as the company's central warehouse and distribution center for at least the greater Binghamton area;

the nearest National Biscuit Company building identified to date was located in Elmira. It continued to serve as the National Biscuit Company warehouse and distribution center until 1971.

The company was previously located at 154-156 State Street, which was located where the State Street parking ramp is now located. 154-156 State Street was originally occupied by C.C. Jackson Bakery (1887), and then by New York Biscuit Company (1898). The New York Biscuit Company combined with the American Biscuit & Manufacturing Company and the United States Baking Company in 1898, and became the National Biscuit Company. Sanborn maps indicate the State Street location was actually used in the baking and production of the products; there is no indication that the Alice Street facility was used for anything other than warehouse and distribution.

The building appears to retain a very high level of integrity.

## **D. Staff Findings**

### *Demolition Criteria*

#### *1. An outstanding example of a structure or memorial representative of its era, either past or present.*

The structure is of a common vernacular warehouse design. The parapet wall is of interest, but is not especially distinctive or unique.

#### *2. One of the few remaining examples of past architectural style or combinations of styles.*

The structure is of a common vernacular warehouse design; there are numerous examples in the City.

#### *3. The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place.*

The structure's association with the National Biscuit Company may grant the building some level of significance. Certainly, the National Biscuit Company was large enough that there are a great number of their warehouse buildings around the country; however, only three (3) have been listed on the National Register of Historic Places, and all of those are far more significant than a simple warehouse.

The properties around this building are mostly industrial buildings, of mixed age and design. The building located directly to the north, 11 Alice Street, was identified as eligible for listing on the National Register of Historic Places as part of the Multiple Resource Survey (MRS) of industrial resources, completed by Broome County last year. The National Biscuit Company building was not identified as National Register eligible as part of that survey. The State Street location would have been considered more historically significant for its association with the entire combining of companies to create Nabisco.

The Commission may wish to consider withholding any decision until the Applicant has provided a site plan for Planning Commission to consider for the required site plan modification review.

## The image shows the exterior of a brick building with a green-painted roofline. A large white sign above the entrance reads "GREENBLATT METAL CO. INC." with a green logo. To the left of the entrance, a yellow sign lists services: "Greenblatt METAL CO. Inc. Do You Scrap? We Buy It! HIGHEST PRICES PAID" followed by a list of metals: ALUMINUM, BRASS, COPPER, IRON, INCONEL, LEAD, NICKEL, STEEL, and ZINC. To the right of the entrance, another yellow sign reads "GREENBLATT METAL CO. INC. THE TOTAL RECYCLING CENTER (BAY VIEW)". The entrance has a small sign that says "OFFICE and RECYCLING". The building is surrounded by green bushes and a paved parking lot.

Front façade – April 2013



Front and northern façades – April 2013



Front and southern façades – April 2013